

Quasi-Judicial Active Development Plan Applications (not yet approved or in appeal period). Updated items are in bold

Project Name	Location	Description	Applicant	Status	Controversial
1050 Old Dixie Storage Pre-application (Nov 2021); does not expire	1050 Old Dixie Hwy (92030122)	Demo existing structures and construct two 14,100 sq. ft. contractor trades buildings and required site improvements	1050 Old Dixie LLC M. Bishop	Pre-application staff comments sent, awaiting formal submittal.	No
11 th Place Apartments Pre-application (Dec 2021); does not expire	641 11 th Place (2021120017)	4-unit multi-family development	Whitfield Investments LLC	Pre-application staff comments sent, awaiting formal submittal.	No
1400 10 th Ave LLC Pre-application (Nov 2021); does not expire	1400 10 th Ave (2000100182)	Reopen existing concrete plant and remove site-related nonconformities	Barbara Hooker Mike Hooker	Pre-application staff comments sent, awaiting formal submittal.	No
1415-1425 Commercial Pre-application (August 2021); does not expire	1437 S. US Hwy 1 (2021080029)	Construct a 6,000 sq. ft. to 8,000 sq. ft. commercial development infrastructure for commercial retail/restaurant type uses	Adem International Inc	Pre-application staff comments sent, awaiting formal submittal.	No
15 th Place Storage Pre-application (Jan 2022); does not expire	725 15 th Place (2006070244)	RV storage complex to include three buildings with a wash down and pump out station (Bldg. A 11,250 sq ft/Bldg. B 12,600 sq ft/Bldg. C 11,250 sq. ft)	Green Element LLC Head Construction	Pre-application staff comments sent. Project cannot move forward as proposed and 2 nd pre-application required.	No
2090 General Office Pre-application (Nov 2021); does not expire	2090 87 th Court (2021100079)	1,053 sq. ft. general office and 1,209 sq. ft. garage	Jozeb Inc	Pre-application staff comments sent, awaiting formal submittal.	No
25 th ST SW Sub Pre-application (April 2022); does not expire	3420 25 th ST SW (94060044)	5 lot residential subdivision	Kyle Pacetti Richard Colletti	Pre-application staff comments sent, awaiting formal submittal.	No
27th Ave SW Retail Pre-application (May 2022); does not expire	2455 27th Ave SW (2022050012)	Construction of 7,200 sq. ft. of retail space with 6 units	Sogra Properties	Pre-application conference scheduled for May 16, 2022.	No
3 rd Lane SW Storage Pre-application (Jan 2022); does not expire	460 3 rd Lane SW (2021120116)	7,425 sq. ft. contractors trade and 9,000 sq. ft. storage facility (lots 5-6 / block b / Olde South Commercial Park Sub Plat Book 13, Page 56)	FBO The Lynn B. Lindsey Revocable Trust Robert Lindsey Sr.	Pre-application staff comments sent, awaiting formal submittal.	No
43 rd Avenue PD Pre-application (June 2021); does not expire	286 43 rd Ave (2004120353)	35 lot planned development (PD)	Clemann Avenue Acquisition Group LLC	2 nd round pre-application staff comments sent, awaiting formal submittal.	No

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45 th Avenue Storage Major site plan; application expires 2-25-2023	4455 45 th Ave (2006030129)	Outdoor facility: storage area containing non-climate-controlled shipping containers for miscellaneous equipment, construction materials, etc. & the storage of trailers either enclosed or not	KKB Enterprises LLC	Technical Review Committee staff comments sent. 2 nd TRC meeting is required; awaiting resubmittal.	No
73rd Street Sports Complex Pre-application (May 2022); does not expire	7355 US Highway 1 (2006080087)	Sports complex in two phases: phase 1 construction of a 3,000 sq. ft. clubhouse with a total of four padel tennis courts. phase 2 construction of an additional nine padel tennis courts and two tennis courts	Mark & Susan Forsling Max Wilkey	Pre-application conference scheduled for May 16, 2022.	No
99 th Way/Sebastian Project Pre-application (Dec 2021); does not expire	10305 99 th Way (2020090057)	New industrial facilities up to approximately 105,600 sq. ft. to accommodate expansions of the neighboring Aero-Shade Technologies and MSA aircraft complexes	Anthony Kucker John Manchec	Pre-application staff comments sent. 2 nd Pre-application required.	No
Arbor West Preliminary plat application; expires 3-15-2023	3805 21 st ST SW (2021090010-92079)	34 lot single-family residential subdivision	Randy Sexton Sexton Citrus LLC GRBK GHO	Technical Review Committee staff comments sent; awaiting resubmittal.	No
Arbours at Vero Beach Major site plan; application expires 2-28-2023	6250 US Highway 1 (2005120307)	84-unit multi-family community with associated amenities (clubhouse, cabana, pool, wellness pavilion, picnic pavilion, playground, play field, dog parks, dog shelter & wash)	BEB Investments VeroCity LLC	Technical Review Committee staff comments sent; awaiting resubmittal.	No
Aspire at Sabal Grove PD Pre-application (Oct 2021); does not expire	1305 9 th ST SW (2006020021)	Amend existing pd conceptual special exception approval (pd-11-12-04/Bloomfield at Vero Beach) from 108 townhomes to 86 duplex units	The Enclave at Vero Beach K Hovnanian Homes	Pre-application staff comments sent, awaiting formal submittal.	No
Atlantic Breeze of Cape Canaveral AOE Pre-application (May 2021); does not expire	6555 17 th ST SW (2021050104)	8 lot affidavit of exemption	Atlantic Breeze of Cape Canaveral LLC Brian Jenkins	Pre-application staff comments sent, awaiting formal submittal.	No

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Audrey's Feed Store Minor site plan; application expires 10-14-2022	870 66 th Ave SW (2013070057)	FDOT purchase of additional 34 feet of right-of-way for 9th Ave SW widening project and the addition of 168 sq. ft. restroom building	Three dogs and A Horse LLC	Technical Review Committee staff comments sent; awaiting resubmittal.	No
Ballet Vero Beach Pre-application (Feb 2022); does not expire	7355 US Highway 1 (2006080087)	26,000 sq. ft. performing arts theater	Ballet Vero Beach	Pre-application staff comments sent, awaiting formal submittal.	No
Barone 102 nd Ave & 12 th ST AOE Pre-application (Feb 2022); does not expire	10200 12 th Street (2020120075)	7 lot affidavit of exemption	AVG Apts LLC Michelle Barone	Pre-application staff comments sent, awaiting formal submittal.	No
Barone 12 th Street AOE Affidavit of Exemption; expires 7-12-2023	6305 12 th Street (2020110039-90401)	14 lot affidavit of exemption	Mr. & Mrs. Barone	Technical Review Committee staff comments sent; awaiting resubmittal.	No
Barone 94 th Ave AOE Pre-application (July 2021); does not expire	1755 90 th Ave SW (2021070059)	7 lot affidavit of exemption	Mr. & Mrs. Barone	Pre-application staff comments sent, awaiting formal submittal.	No
Beach Cove Phase II Pre-application (Dec 2021); does not expire	6200 99 th Street (96040173)	Add 72 lots, paving, drainage, and utilities, includes expansion of clubhouse (1,630 sq ft), pickleball courts, bocce ball courts, dog park, & additional parking	Daniel Britton Beach Cove Properties Inc.	Pre-application staff comments sent, awaiting formal submittal.	No
Beach Cove MHP Pre-application (May 2022); does not expire	6200 99 th Street (96040173)	Hardscape & landscape improvements to existing clubhouse/pool/recreation area	Beach Cove Owner LLC	Pre-application staff comments being finalized; will be sent when complete.	No
Bent Pine North PD Conceptual special exception PD; application expires 11-29-2022	5415 61 st Street (2021100145-91370)	Conceptual special exception planned development (PD) for 220 single-family residential units	Bent Pine Golf Club Inc Bent Pine Developments LLC	Technical Review Committee staff comments sent. 2 nd TRC meeting is required; awaiting resubmittal.	Yes
Bent Pine Preserve Sub Final plat; application expires 6-15-2023	5800 58 th Ave (96010108-90187)	Phase 2 final plat for remaining 56 lots	GRBK GHO Bent Pine LLC	5-10-2022 BCC approved final plat.	No
Beuttell PD Pre-application (Sept 2021); does not expire	5000 16 th Street (91060187)	2 lots	George & Candace Beuttell George & Leslie Beuttell SWARC Studio	Pre-application staff comments sent, awaiting formal submittal.	No

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Bhakta Farms Special exception site plan; application expires 4-16-2021	12600 SR 60 (2004020221-86955)	Rum distillery (farm to bottle)	Bhakta Farms LLC	PZC recommending approval by BCC. Being advertised for June 7, 2022 BCC.	No
Blidgen Multi-Family Pre-application (August 2021); does not expire	3951 45 th Street (2021070105)	20-unit (four buildings) multi-family residential development	Derion Blidgen	Pre-application staff comments sent, awaiting formal submittal.	No
Bluewater Bay PD Preliminary PD; application expires 4-1-2023	8800 85 th Street (2001080013)	Preliminary PD plan/plat for 375 single- family lots	Lawrence Land Holdings LLC BSE Consultants Inc D. R. Horton	Technical Review Committee staff comments being finalized; will be sent when complete.	No
Brattain Commercial Parking Major Site Plan; application expires 4-7-2022	601 27 th Ave SW (2003060269-89641)	Commercial parking and dry retention pond. (Resubmittal removes proposal for any buildings on-site)	Brattain Property of Indian River County LLC	Resubmittal #1 under review.	No
Brattain LDRA Land Development Regulation Amendment; application does not expire	Would apply to entire CL zoning district (2003060269-90131)	Amend 911.10 commercial districts, (4) "uses" to allow automotive parking and storage as an administrative permit use in the CL (Limited Commercial) zoning district	Gail Brattain Joe Paladin MBV Engineering	Staff comments sent; awaiting response.	No
Bridge Marketplace Major site plan; application expires 12-15-2022	4705 CR510 (2006090048-91478)	Construct a 34,084 sq. ft. supermarket (Publix); 6,400 sq. ft. retail; 2,100 sq. ft. liquor store; 2,500 sq. ft. bank with drive- thru along with associated site improvements	TC Bridge Blvd LLC Stiles Corporation	2nd Technical Review Committee meeting scheduled for May 25, 2022.	Maybe
Britton Industries Major site plan; application expires 7-14-2022	5420 41 st Street (95090092-90422)	Recycling facility	Britton Realty of Vero Beach LLC	Technical Review Committee staff comments sent; awaiting resubmittal.	No
Broward/Vero Storage fka Vero Beach Storage Major site plan; application expires 9-30-2022	4700 Old Dixie Hwy (95060094-90960)	2-story 71,162 sq. ft. self-storage facility	47 th Street LLC Broward Development	Resubmittal #2 under review.	No
Caliber Car Wash of South Vero Major site plan; application expires 2-8-2022	960 US Highway 1 (2000080217-89094)	3,286 sq. ft. car wash tunnel with vacuum spaces	960 US 1 LLC	Resubmittal #3 under review.	No

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CFA Vero Beach Pre-application (May 2022); does not expire	1481 US Highway 1 (2022040063)	3,686 sq. ft. fast food restaurant with drive-thru	Madave Properties US1 LLC Chick-Fil-A Corp	Pre-application staff comments being finalized; will be sent when complete.	No
CFAH Triplex Pre-application (April 2022); does not expire	4255 32 nd Ave (2022040010)	3,012 sq. ft. triplex on two lots with the vacation of a portion of existing IRC right-of-way along 32nd avenue	Julianne Price Coalition for Attainable Homes Inc	Pre-application staff comments sent, awaiting formal submittal.	No
Compton Outdoor Storage Pre-application (Feb 2022); does not expire	10065 102 nd Terrace (2003060125)	Approximately 105,064 sq. ft. outdoor storage	Wayne & Stephanie Compton	Pre-application staff comments sent, awaiting formal submittal.	No
Cox LDRA Land Development Regulation Amendment; application does not expire	Would apply to entire county (2022020086-91934)	Amendment to section 932.07(3)(a)3 - piers, docks and boat slips to allow greater flexibility in size of boat lift shelters, provided there is no impact on light sensitive submerged vegetation and natural resources.	David L. Cox, PhD.	Staff reviewing request and will schedule for PZC & BCC consideration at appropriate time.	No
Covington Run AOE Affidavit of Exemption; application expires 2-28-2021	6305 13 th Street SW (2018080006-83963)	19 lot affidavit of exemption and roadway plat	Vero Beach Ranches, LLC	Scheduled for 5-17-2022 BCC.	No
Covington Run Roadway Plat Final plat; application expires 6- 22-2022	6305 13 th Street SW (2018080006-87382)	Final plat for roadway associated with AOE	Vero Beach Ranches, LLC	Scheduled for 5-17-2022 BCC.	No
Crossover Mission Phase 1B Pre-application (March 2022); does not expire	4425 US Highway 1 (97080015)	Creating & building out a 2 nd floor for tutoring center and administrative offices	Crossover Mission	Pre-application conference staff comments being finalized; will be sent when complete.	No
Cullen Subdivision fka A1A Subdivision Preliminary plat; application expired 7-20-2022	2175 S Highway A1A (2017080084-90469)	3 lot single-family residential subdivision with future docks	2175 S Highway A1A LLC	Resubmittal #2 staff comments sent; awaiting response.	No
Davis East House Block AOE Pre-application (Oct 2021); does not expire	7000 84 th Ave (2017080157)	7 lot affidavit of exemption	Laura & Craig Paul Wesley Davis	Pre-application staff comments sent, awaiting formal submittal.	No
Dickson Boat Storage & Parking Major site plan; application expires 5-3-2023	11565 US Highway 1 (93030001-92447)	Boat storage and parking	Omar Dickson John Daddono	Technical Review Committee meeting scheduled for May 25, 2022.	No

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Dollar General – Highland Major site plan; application expires 3-25-2023	2095 S. US Highway 1 (2003090259)	8,972 sq. ft. retail building	Rose Office Building Hanlex Development	Technical Review Committee staff comments sent; awaiting resubmittal.	No
Dyer Vehicle Display & Employee Parking Pre-application (July 2021); does not expire	1031 US Highway 1 Formerly Steil’s (93040080)	Change of use from gas station to vehicle display/employee parking lot to support Dyer Mazda-Subaru located across US1 at 1000 US Highway 1	Auto Partners I LLC	Pre-application staff comments sent, awaiting formal submittal.	Maybe
Echo Lakes PD Pre-application (August 2021); does not expire	3900 21 st ST SW (2003090035)	318-unit planned development seeking exception to allow perimeter lots widths of 70', interior lot widths of 50', and minimum lot area of 6,500 sq. ft.	Vero Land Capital LLC Lennar Homes	2 nd round pre-application staff comments sent; awaiting formal submittal.	No
El Rancho Affidavit of Exemption; application expires 7-30-2021	6100 21 st Street SW (99110173-82447)	12 lot AOE	Gary Brown	Resubmittal #5 under review.	No
Enterprise Rent A Car Pre-application (Nov 2021); does not expire	905 US Highway 1 (94070074)	Expand site to include parcel 33-39-12-00015-0000-00007.7 to the south, demo building on parcel 7.7, and expand building on parcel 7.6 to accommodate a larger upgraded auto and light truck rental use	Enterprise Rent A Car Adam Gearhart	Pre-application staff comments sent, awaiting formal submittal.	No
Equitas Corners PD Pre-application (Feb 2022); does not expire	6480 85 th Street (CR510) (2005090329)	Mixed use pd (planned development) for a 4,872 sq. ft. 7-11 convenience store, 980 sq. ft. car wash, 20 fueling stations, and 61 residential units	Lowndes Vero Estates LLC Bowen Consulting EMJ Group	Pre-application staff comments sent, awaiting formal submittal.	No
Fadden AOE Affidavit of Exemption; application expires 11-10-2022	6966 49 th Street (2001020049-88470)	2 lot affidavit of exemption with right-of-way dedication	Brent Fadden Tanner Willings Brianna Simmons	Resubmittal #1 staff comments sent, awaiting response.	No
Falcetta Storage – Lot 1 Major site plan; application expires 12-17-2022	85 5 th Ave (2021070040-91504)	2,280 sq. ft. private storage building	Greg E. Rankey Jeffrey Falcetta	Technical Review Committee staff comments sent; awaiting resubmittal.	No
Falcetta Storage – Lot 2 Major site plan; application expires 12-17-2022	75 5 th Ave (2004080096-91521)	2,500 sq. ft. private storage building	Greg E. Rankey Jeffrey Falcetta	Technical Review Committee staff comments sent; awaiting resubmittal.	No

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Fischer AOE Affidavit of Exemption; application expires 7-24-2021	8825 66 th Ave (93100153-85098)	8 lot affidavit of exemption	Henry A. Fischer	Resubmittal #1 staff comments sent, awaiting response.	No
Float-on Corporation Pre-application (March 2022); does not expire	1925 98 th Ave (2001050286)	5,760 sq. ft. storage building addition	LRP of Vero LLC Ralph Poppell	Pre-application staff comments sent, awaiting formal submittal.	
FPL Turnpike Solar Energy Facility Major site plan; application expires 1-11-2023	16205 17 th ST SW (2021100072)	74.5 MW solar energy facility	FPL	Technical Review Committee staff comments sent; awaiting resubmittal	No
Genesis Industrial Major site plan; application expires 12-5-2022	4725 45 th Street (2021010169-91474)	Construct a 120,000 sq. ft. industrial warehouse complex with five buildings (four 25,000 sq. ft. and one 20,000 sq. ft.)	Phineas Holdings LLC	Technical Review Committee staff comments sent. 2 nd TRC meeting required.	No
Gifford FL Youth Orchestra Pre-application (August 2021); does not expire	4510 32 nd Ave (2021080030)	3,600 sq. ft. practice building to support the FL Gifford youth orchestra	Gifford Youth Orchestra	Pre-application staff comments sent, awaiting formal submittal.	No
Glendale Baptist Church & School 4 th Street Special Exception Site Plan; application expires 5-12-2022	420 27 th Ave (2004040365-89958)	Modification to previous conceptual plan approval by adding child care services and changing off-site improvements for Phase 1.	Glendale Baptist	Resubmittal #1 staff comment sent; awaiting response.	Maybe
Glendale Elementary School Pre-application (April 2022); does not expire	4940 8 th Street (2022040045)	Loop road extension to provide additional on-site vehicular queuing	Indian River School District	Pre-application staff comments sent, awaiting formal submittal.	No
Gorilla Ammunition Major site plan; application expires 10-18-2022	4155 49 th Ave (2006010124-91071)	Development of a +/- 28,084 sq. ft. manufacturing (including mezzanine) and a +/- 22,736 sq. ft. private firing range (2-stories) with required site improvements	IRC Land Holdings LLC Lanse Padgett	Resubmittal #2 staff comments sent; awaiting response.	No
Grande Hammock PD fka Hammock Lakes PD Phase III Final plat; application expires 2- 14-2023	5250 1 st ST SW (2013100058-91467)	Final plat for 96 single family detached units	D. R. Horton	Resubmittal #1 staff comments sent; awaiting response.	No.
Graves Family Investment AOE Pre-application (March 2022); does not expire	6700 17 th ST SW (2015060077)	8 lot affidavit of exemption	2008 Graves Family Investment Partnership	Pre-application staff comments sent, awaiting formal submittal.	No

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Greater Refuge Church Pre-application (July 2021); does not expire	4320 Old Dixie Hwy (2001020175)	Demo existing 3,312 sq. ft. sanctuary and construct a new 7,200 sq. ft. sanctuary with 150 seats	Church of Our Lord Jesus	Pre-application staff comments sent, awaiting formal submittal.	No
Guay Unpaved Outdoor Storage Pre-application (Feb 2022); does not expire	5395 87 th Street (2022020006)	Unpaved outdoor storage lot for business equipment and personal items	Brent Guay	Pre-application staff comments sent, awaiting formal submittal.	No
Hammock Shores PD Pre-application (Oct 2021); does not expire	31550 69 th Street (2020110013)	Special exception conceptual PD for 176 lots	Marc Vero Beach LLC	2 nd Round pre-application staff comments sent, awaiting formal submittal.	No
Hawks Grove PD Pre-application (Oct 2021); does not expire	7355 33 rd ST (2021100073)	126 single family lot planned development with larger than minimum buffers and increased open space and recreation area to off-set smaller lots	Llonald & Vikki Mixell Teran LLC GRBK GHO	Pre-application staff comments sent, awaiting formal submittal.	No
Heritage Grove Major site plan and preliminary plat; applications expire 3-28-2023	2475 9 th ST SW (2004030162)	81 residential lot plat over site plan	Cookies & Crackers Corp K Hovnanian Homes	Technical Review Committee staff comments being finalized; will be sent when complete.	No
High Pointe PD Final plat; application expires 12-13-2023	4255 65 th Street (98100081-91447)	Phase 1 final plat for 94 lots	GRBK GHO High Pointe LLC	Technical Review Committee staff comments sent; awaiting resubmittal.	No
High Pointe West Sub Final plat; application expires 12-3-2022	4525 65 th Street (2004080145)	Final plat for 31 lot subdivision	GRBK GHO High Pointe LLC	Resubmittal #5 staff comments sent; awaiting response.	No
Huntington Place Sub Phase 2 Final plat; application expires 8-26-2023	5975 61 st Street (93030071-90698)	Final plat for stormwater and landscape tract improvements (no additional lots), with a relocation of the conservation easement	TRG CFG Project IV LLC	Resubmittal #1 under review.	No
Indian River County Landfill Major site plan; application expires 4-27-2023	1325 74 th Ave SW (2000100116-92398)	Site improvements	IRC Solid Waste	Scheduled for Technical Review Committee on May 18, 2022.	No

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Indian River County Public Works Complex Minor site plan; application expires 11-15-2022	4548 41 st Street (92030035-91277)	Demo existing traffic operations office and supply warehouse and construct a new operations building (7,000 sq. ft. office space and 9,100 sq. ft. of supply/warehouse space), a 5,000 sq. ft. covered parking area, a new 1,650 sq. ft. lay down area, a 6,000 sq. ft. wash rack area, and a new covered pole barn	Richard Szyrka	Resubmittal #2 under review.	No
Indian River County Sheriff's Complex Pre-application (Dec 2021); does not expire	4055 41 st Ave (96100045)	New 3,188 sq. ft. pre-engineered metal building for storage maintenance use	Sheriff's Office	Pre-application staff comments sent, awaiting formal submittal.	No
Iron Gables RV Park Plat over site plan; applications expire 9-10-2021	1605 94 th Drive (2020010090-87937)	308 lot recreational vehicle park with amenities	Heartwood 4 LLC JW Kern Investments	Resubmittal #1 staff comments sent; awaiting response.	Maybe
J. R. Graves AOE Affidavit of exemption; application expires 4-19-2024	7100 53 rd Street (2022020085-92307)	11 lot affidavit of exemption	FBO Marital Trust A	Technical Review Committee scheduled for May 11, 2022.	No
Jelmby Vehicle Storage Major site plan; application expires 6-1-2022	3990 Old Dixie Hwy (2016030081-90095)	7,440 sq. ft. vehicle storage	WHPG, Inc. Jan Jelmby	Resubmittal #1 staff comments sent; awaiting response.	No
Jenkins Material Processing & Recycling Facility Major site plan; application expires 3-2-2023	3005 Industrial Blvd (2018090129-92016)	Expansion of existing material recycling facility with 12 new material stock pile locations	Brian Jenkins Fourjenz LLC	Technical Review Committee staff comments sent; awaiting resubmittal.	No
Johns Island Club Workforce Apartments Pre-application (May 2022); does not expire	655 15 th Place (2001030140)	Expansion: addition of two 2-story apartment building with 12 units each (total units 24)	Johns Island Club Inc	Pre-application staff comments sent, awaiting formal submittal.	No
Jordan Sprinkler Pre-application (Sept 2021); does not expire	6350 9 th ST SW (2000090170)	Cure plan after county purchase of 9 th ST SW right-of-way for widening project	Kelly Collins & Gentry Jordan Sprinkler	Pre-application staff comments sent, awaiting formal submittal.	No
Jungle Trail PD Pre-application (Jan 2022); does not expire	1350 Island Club Manor (2002030112)	7 lot residential PD (planned development)	Premier Citrus LLC Helmet House Construction	Pre-application staff comments sent, awaiting formal submittal.	No

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Klus Design Major site plan; application expires 4-25-2023	3755 9 th ST SW (98020175-92379)	Two story 59,027 sq. ft. building for storage, warehouse, light fixture assembly, and office space	Klus Holdings LLC	Technical Review Committee scheduled for May 18, 2022.	No
K n J Farms AOE Pre-application (Nov 2021); does not expire	7050 1 st ST SW (2003050066)	Three lot affidavit of exemption	John & Kara Gillespie	Pre-application staff comments sent, awaiting formal submittal.	No
Kroll Manufactured Home Community Pre-application (March 2022); does not expire	5545 47 th Street (2022020088)	38 lot manufacturing home community	Bibleway Church of God Channel Companies	Pre-application staff comments sent, awaiting formal submittal.	No
LaBouef Subdivision Pre-application (May 2021); does not expire	364 7 th Court SW (99120147)	12 lot residential subdivision	Jerry LaBouef	Pre-application staff comments sent, awaiting formal submittal.	No
Lakeside East PD Planned development; application expires 8-20-2022	4100 25 th Street SW (2003090034-90696)	116 lot single-family planned development (PD)	FVP Miami Lakes LLC Meritage Homes	2 nd round Technical Review Committee staff comments being finalized; will be sent when complete.	No
Lakeside West PD Planned development; application expires 8-30-2022	4455 21 st Street SW 2001090106-90748	201 single-family lot planned development (PD)	FVP Miami Lakes LLC Meritage Homes	2 nd round Technical Review Committee staff comments being finalized; will be sent when complete.	No
Le Craver Kennels Major site plan; application expires 10-5-2022	6145 1 st Street SW (2019120147-91008)	Commercial kennel administrative permit use	Gaenaella Le Craver	Resubmittal #1 staff comments sent; awaiting response.	No
LEGISLATIVE: LISTED FOR CONVENIENCE Fischer, Henry Anthony Right-of-way abandonment; application expires 6-8-2023	10105 Industrial Park Blvd (2021060061-90141)	Abandon north and west 12' foot wide strips of land reserved for public road	Henry A. Fischer Warren Dill	Being advertised for 6-7-2022 BCC.	No
LEGISLATIVE: LISTED FOR CONVENIENCE Steil Oil Right-of-way abandonment; application expires 4-7-2022	1031 US Highway 1 (93040080-86918)	Abandon a portion of Palm Avenue (US Highway 1) and the 40' wide right of way immediately south of lot 7, block 4 of the plat of Rosedale Gardens per plat book 1, page 10	Steil Oil	Technical Review Committee staff comments sent; awaiting resubmittal.	No

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LEGISLATIVE: LISTED FOR CONVENIENCE Harbor Isles Right-of-way abandonment; application expires 9-29-2023	4475 CR510 (99070005-90949)	Release the existing county-dedicated public access easement recorded in official records book 2067, page 1140, and replacement with a proposed new county-dedicated public access easement	Robert Zlatkiss Shutts & Bowen LLP	Technical Review Committee staff comments being finalized; will be sent once completed.	No
LEGISLATIVE: LISTED FOR CONVENIENCE Jelmby Vehicle Storage Right-of-way abandonment; application expires 9-28-2023	3990 Old Dixie Hwy (2016030081-90928)	Abandon a portion of a 30' wide unimproved, unnamed right-of-way per the plat of the Espy subdivision per St. Lucie plat book 2, page 36	Jan Jelmby	Resubmittal #1 under review.	No
Liguori Old Dixie Pre-application (August 2021); does not expire	690 4 th Place (2004120185)	Phase 3: construct 4,725 sq. ft. retail space and 27,070 sq. ft. contractors trade space	Ralok, LLC	Pre-application staff comments sent, awaiting formal submittal.	No
Loggerhead Club & Marina Special Exception; application expires 4-27-2023	1221 Marina Village Circle (2000110011-92394)	Modify 40 boat slips to 40 live aboard slips	MHC Vero Beach LLC Loggerhead Marina Vero Beach Wade Simmons	Technical Review Committee scheduled for May 18, 2022.	Yes
Lot 5 Indian River Mall Pre-application (Oct 2021); does not expire	6250 20 th Street (2017040126)	Three restaurants (3,000 sq. ft./8,214 sq. ft./2,304 sq. ft)	Indian River Mall Associated Ltd	Pre-application staff comments sent, awaiting formal submittal.	Maybe
Lucaya Pointe Phase 2 Final Plat; application expires 12-15-2023	1850 41 st Street (2005120072-91468)	Phase 2 final plat for 32 lots	Schwerin Asset Advisors LLC GRBK GHO Lucaya Pointe LLC	Resubmittal #1 under review.	No
Mandala Village PDTND Preliminary PD; application expires 1-7-2022	6100 53 rd Street (2005120297-88861)	Phase 1: 57 units/lots consisting of 13 single-family, 8 cottages, 12 triplexes units, and 24 condominium units (two buildings each with 12 units), stormwater Tract B, and sales office all with associated site improvements	Mandala Village LLC	Technical Review Committee staff comments sent; awaiting resubmittal.	Maybe
Massagee AOE Affidavit of Exemption; application expires 4-1-2023	7255 41 st Street (2015030080-89610)	3 lot affidavit of exemption	William & Lynn Massagee Joseph Massagee	Scheduled for 5-17-2022 BCC.	No

Quasi-Judicial Active Development Plan Applications (not yet approved or in appeal period). Updated items are in bold

Project Name	Location	Description	Applicant	Status	Controversial
Matador Storage Pre-application (May 2022); does not expire	10305 99 th Way (2020090057)	Mini-storage, warehouse, and office complex to include five 11,700 sq. ft. 85 unit mini-storage building, one 10,000 sq. ft. 73 unit mini-storage building, one 11,500 sq. ft. stabilized outdoor storage area, one 10,000 sq. ft. stabilized outdoor storage area, and a 1,200 sq. ft. office building with associated site improvements	John Manchec Matador Investment Group	Pre-application staff comments being finalized; will be sent when complete.	No
Microwave Tower Pre-application (Oct 2021); does not expire	144 Vista Royale Sq (2001070002)	50' stealth tower, satellite tower, stand-by generator and propane fuel tanks	Mid-Florida Ventures Treasure and Space Coast radio	Pre-application staff comments sent, awaiting formal submittal.	No
Mid-Coast Tire Minor site plan; application expires 11-9-2022	870 US Highway 1 (97090071-91253)	3,175 sq. ft. building addition	Mid Coast Tire Service	Technical Review Committee staff comments sent; awaiting resubmittal.	No
Midtown Mini Mart Pre-application (Feb 2022); does not expire	1925 43 rd Ave (99100147)	Redevelop convenience/grocery store	Purnima LLC Bikash Kundu	Pre-application staff comments sent. 2 nd pre-application conference is required.	No
Midway Estates MHP Minor site plan; application expires 4-5-2023	1950 S US Highway 1 (98110060 -92221)	2,468 sq. ft. accessory clubhouse & paving improvements	Midway Estates CO-Op	Technical Review Committee staff comments sent; awaiting resubmittal.	No
MWI Corporation Pre-application (April 2022); does not expire	7775 9 th ST SW (94010068)	8,260 sq. ft. metal building expansion and parking	MWI Corporation	Pre-application staff comments sent, awaiting formal submittal.	No
North-South Supply Pre-application (Nov 2021); does not expire	685 3 rd Place (92010071)	4,500 sq. ft. office and 2,500 sq. ft. storage with associated site improvements	North-South Supply Inc Neil Hockenhull	Pre-application staff comments sent, awaiting formal submittal.	No
Nylacarb Corporation Major site plan; application expires 4-30-2022	1725 98 th Ave (98050161-89866)	11,496 sq. ft. building addition	Nylacarb Corp	Resubmittal #1 staff comments sent, awaiting response.	No
Old Dixie Automotive Major site plan; application expires January 26, 2023	1240 Old Dixie Hwy (97060071-91742)	6,000 sq. ft. automotive repair business with associated site improvements	Thousand Hills Properties LLC Andrew Langelo Joel Molinari	Resubmittal #1 under review.	No

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Orchid Bay Pre-application (Feb 2022); does not expire	8790 44 th Ave (2020070155)	6 duplexes (12 units)	Orchid Bay LLC	Pre-application staff comments sent, awaiting formal submittal.	No
Orchid Reserve Townhomes Major site plan & preliminary plat; applications expire 2-16-2023	8910 US Highway 1 (2004050460)	100-unit multi-family plat over site plan	Cookies & Crackers D. R. Horton	Technical Review Committee staff comments sent; awaiting resubmittal.	No
Orvan Condos Pre-application (March 2022); does not expire	6901 20 th Street (2017010067)	16 unit multi-family condo complex	Gualbert & Carine Guillaume	Pre-application staff comments sent, awaiting formal submittal.	No
Panda Express outparcel at Sam's Club Pre-application (Oct 2021); does not expire	5565 20 th ST (97030182)	Create an outparcel to construct a 2,500 sq. ft. fast food restaurant	Sams East Inc CPH Inc	Pre-application staff comments sent, awaiting formal submittal.	No
Patel AOE Pre-application (Nov 2021); does not expire	2350 66 th Ave SW (2021100124)	6 lot affidavit of exemption	Treasure Coast Farms of Vero Beach LLC Mahendra Patel	Pre-application staff comments sent, awaiting formal submittal.	No
Pearl Fountains Pre-application (Dec 2021); does not expire	4315 28 th Court (2021120081)	Two triplex buildings for a total of 6 multi-family units with associated site improvements	Land Man LLC Hampton Jackson	Pre-application staff comments sent, awaiting formal submittal.	No
Pelican Key Major site plan; application expires 5-13-2021	13005 N. Indian River Drive (95040136-87136)	19 modular homes	Powerline Golf, Inc.	2 nd Round Technical Review Committee staff comments sent; awaiting resubmittal.	No
POD V Preserve at Waterway Village Amenity Center Major site plan; application expires 10-20-2021	5110 58 th Ave (2004010124-91082)	2,876 sq. ft. clubhouse, pool, five cabanas, covered outdoor patio, fire pit, four pickle-ball courts, a bocce ball court, and mailboxes	Pulte Group	Resubmittal #2 under review.	No
POD V The Preserve at Waterway Village Final plat; application expires 6-23-2023	5110 58 th Ave (2004010124-90233)	Final plat for 102 lots	Pulte Group	Scheduled for 5-17-2022 BCC.	No

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Providence Pointe PDTND Administrative Approval; application expires 5-26-2022	5950 49 th Street (2004110179-90055)	Modify previous conceptual approvals to increase the number and type of residential units by reducing multi-family and increasing single family; move remaining multi-family product to NE; move marketplace from NE to central location; and reduce commercial intensity to 18,000 sq. ft. (previously 72,000 sq. ft.)	Providence Pointe Vero Beach LLC	Technical Review Committee staff comments sent; awaiting resubmittal.	No
Providence Pointe PDTND Phases 1 & 2 Preliminary PD application expires 3-15-2023	5950 49 th Street (2004110179-92077)	Phases 1 & 2 (60.4 acres) seventeen 14 unit apartment buildings (238 units), 84 residential units, 57 room inn, clubhouse, and 36,000 sq. ft. of commercial mixed uses (retail, office, medical, banking/financial, personal services, restaurant/cafe)	Providence Pointe Vero Beach LLC GRBK GHO	Technical Review Committee staff comments being finalized; will be sent when complete	No
Public Storage IRC East Pre-application (Jan 2022); does not expire	5831 College Lane (2005030323)	49,300 sq. ft. self-storage [includes parcels 33-39-05-00010-0000-00008.0 and 9.0]	College Lane II LLC PS Florida One Inc	Pre-application staff comments sent, awaiting formal submittal.	No
Public Storage IRC West Pre-application (Jan 2022); does not expire	5885 College Lane (2003110147)	30,620 sq. ft. self-storage [includes parcels 33-39-05-00010-0000-00006.0 & 7.0]	College Lane LLC PS Florida One Inc	Pre-application staff comments sent, awaiting formal submittal.	No
Pulte Harbor Bluffs PD Phases 3 & 4 Preliminary PD; application expires 4-4-2023	1375 41 st Street (99040218-92209)	30 buildings/60 units	Pulte Group	Technical Review Committee staff comments sent. 2nd TRC meeting required.	No
Red Tree Cove PD Planned development; application expires 8-26-2022	1405 43 rd Ave SW (2021040075-91718)	Concurrent conceptual pd special exception & preliminary pd for 175 lots ranging from 6,500 sq. ft. to 6,750 sq. ft. with a clubhouse and pool	Audrey Graves Sexton Charles & Frances Sexton Randy Sexton Kolter Group Acquisitions LLC	2 nd Round Technical Review Committee staff comments sent; awaiting resubmittal.	No
Riverfront Groves PD Major site plan & preliminary plat; applications expire 1-4-2023	4055 Indian River Blvd (2001050156- 91580)	189-unit multi-family plat over site plan	River Front Grove Inc Lennar Homes	Resubmittal #1 under review.	Maybe

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Robert Willer Bldg Pre-application (Nov 2021); does not expire	428 Old Dixie Hwy SW 97110091	2,970 sq. ft. warehouse expansion with additional parking	Robert Willer	Pre-application staff comments sent, awaiting formal submittal.	No
Route 60 Hyundai Major site plan; application expires 3-2-2023	8575 20 th Street (2007050159)	Phase 4: addition to include parking and area for new car display	Route 60 Realty LLC Tom Chiarenza	Technical Review Committee staff comments sent; awaiting resubmittal.	No
Royal Preserve Sub Pre-application (Oct 2021); does not expire	4715 49 th Street (2003010035)	34 lot residential subdivision	Royal Real Estate Investment Corp Hampton Jackson	Pre-application staff comments sent, awaiting formal submittal.	No
RSG Vero Pre-application (Dec 2021); does not expire	4755 77 th Street (2019020001)	Plat over site plan for 560 single family units [includes parcels 32-39-04-00000-1000-00003.0, 1.0, 9.0, and 32-39-04-00000-7000-00004.0]	RSG Vero Beach LLC	Pre-application staff comments sent, awaiting formal submittal.	No
Sam's Club Fuel Sales Pre-application (Sept 2021); does not expire	5565 20 th Street (97030182)	Expand existing six pump fueling station to eight pumps and remove parking located to the north to improve stacking/queuing at station	Sams East Inc. Carlson Consulting	Pre-application staff comments sent, awaiting formal submittal.	No
Sand Ridge Golf Club Residential Site Plan Pre-application (Feb 2022); does not expire	4755 77 th Street (2019020001)	Plat over site plan for 554 units (single family & villas) [includes parcels 32-39-04-00000-1000-00003.0, 1.0, 9.0, and 32-39-04-00000-7000-00004.0]	RSG of Vero Beach LLC Toll Brothers	Pre-application staff comments sent, awaiting formal submittal.	No
Sandridge Golf Course & Clubhouse Pre-application (April 2022); does not expire	5300 73 rd ST (91080112)	Clubhouse and parking area redevelopment	Indian River County Golf Club	Pre-application staff comments sent, awaiting formal submittal.	No
Sebastian Eco Lodges Pre-application (April 2022); does not expire	11360 S. Indian River Drive (94060198)	Eighteen 4,436 sq. ft. three story motel buildings	Thomas & Amber Wirth Mike & Gail Fischer	Pre-application staff comments sent, awaiting formal submittal.	No
Sebastian Landing PD Preliminary PD; application expires 2-22-2023	10850 US Highway 1 (2004120183-91919)	72 multi-family units	Gaddis Properties Oak Consulting	Technical Review Committee staff comments sent; awaiting resubmittal.	No

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Sebastian River Middle School Pre-application (Feb 2022); does not expire	9400 CR512 (2015010014)	23,658 sq. ft. classroom space addition to serve an additional 308 students and 14 teachers	School District of Indian River County	Pre-application staff comments sent. 2 nd pre-application conference will need to be held prior to scheduling for a School Planning Technical Review Committee review	No
Sexton AOE Affidavit of Exemption; application expires 1-19-2024	4805 13 th ST SW (2021070119)	7 lot affidavit of exemption	Audrey Sexton	Resubmittal #1 under review.	No
Simple Sweet Pre-application (July 2021); does not expire	8905 US Highway 1 (2003100069)	Change of use from residential to retail candy shop for artisanal chocolates with associated site improvements	8905 LLC	Pre-application staff comments sent; awaiting formal submittal.	No
Solar Solutions Window Tinting Pre-application (March 2022); does not expire	646 US Highway 1 (2004050362)	3,000 sq. ft. automotive services and 2,5000 sq. ft. retail	ADF Property Company LLC Solar Solutions	Pre-application staff comments sent, awaiting formal submittal.	No
South Prong AOE fka 8920 86 th Ave AOE Affidavit of Exemption; application expires 5-27-2022	8920 86 th Ave (2012070049-87216)	8 lot residential affidavit of exemption	John Russell Robert & Susan Russell Joe Paladin	Resubmittal #1 staff comment sent; awaiting response.	Maybe
South Prong Lane Roadway Plat fka 8920 86 th Ave Roadway Plat Preliminary plat; application expires 5-27-2021	8920 86 th Ave (2012070049-87217)	86 th Ave roadway plat	John Russell Robert & Susan Russell Joe Paladin	Resubmittal #1 staff comment sent; awaiting response.	Maybe
Spacebox Vero Beach Major site plan; application expires 9-14-2022	5750 US Highway 1 (98110051-90836)	Three story 81,441 gross square feet of self-storage and 1-story 31,000 gross floor area of covered RV storage	SBN Spacebox Vero Beach LLC	Resubmittal #4 under review	No
Spallone Dental Office Pointe West Major site plan; application expires 12-15-2022	1985 Pointe West Dr (2004010015-91470)	Construct a 11,700 sq. ft. dental office, two 6,000 sq. ft commercial buildings for office, retail, & restaurant uses, with associated site improvements on tract p	GHO Pointe West Commercial LLC Dr. Tiffany Spallone	Resubmittal #1 under review.	No
St. Vincent DePaul Pre-application (Sept 2021); does not expire	5840 85 th ST (CR510) (94100021)	Temporary employee parking on adjacent parcel	St. Vincent DePaul	Pre-application staff comments sent, awaiting formal submittal.	No

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St. Vincent DePaul Pre-application (Jan 2022); does not expire	5840 85 th ST (CR510) (94100021)	7,470 sq. ft. social services facility to include but not be limited to job training, food pantry, along with associated site improvements on adjacent parcel	St. Vincent DePaul	Pre-application staff comments sent, awaiting formal submittal.	No
Standard Issue Corp Fitness Center Pre-application (August 2021); does not expire	1030 10 th Place (2021070196)	7,500 sq. ft. fitness center	Standard Issue Corp Michael Khazalpour	Pre-application staff comments sent, awaiting formal submittal.	No
Storage USA Pre-application (June 2021); does not expire	7355 US Highway 1 (2006080087)	90,000 sq. ft. two story self-storage building and two 14,000 sq. ft. single-story self-storage buildings	Mark & Susan Forsling Storage USA	Pre-application staff comments sent, awaiting formal submittal.	No
Storage USA Major site plan; application expires 3-29-2023	695 S. US Hwy 1 (2001080225-92170)	3-story 69,536 sq. ft. self-storage building	Oslo Citrus Assoc. Storage USA	Technical Review Committee staff comments sent; awaiting resubmittal.	No
Storquest Express Pre-application (March 2022); does not expire	9425 19 th Lane (99110105)	56,480 sq. ft. storage facility with 1,050 sq. ft. office [includes parcels 33-38-03-00008-0000-00006.0, 7.0 and 8.0]	Commercial Investments Partnership Stuart Petro Holding The William Warren Group	Pre-application staff comments sent, awaiting formal submittal.	No
Supermix – Ready Mix Pre-application (Dec 2021); does not expire	2980 Industrial Blvd (2021090086)	Ready mix concrete plan with 1,200 sq. ft. office	Kelly Stanton	Pre-application staff comments sent, awaiting formal submittal.	No
T H Farms AOE Pre-application (Feb 2022); does not expire	6825 84 th Ave (2022020001)	3 lot affidavit of exemption	John & Jennifer Genoni	Pre-application staff comments sent, awaiting formal submittal.	No
Taylor Auto Sales Pre-application (August 2021); does not expire	1475 S US Highway 1 (2021070193)	450 sq. ft. new/used auto sales facility	Taylor Properties 22 LLC	Pre-application staff comments sent, awaiting formal submittal.	No
Timothy Rose Contracting Office & Asphalt Batch Plant Pre-application (May 2021); does not expire	500 2 nd ST SW (2019080151)	7,500 sq. ft. contractor trade office, equipment storage area, and asphalt batch plan facility	Kelly Wood Tim Rose	Pre-application staff comments sent, awaiting formal submittal.	Maybe

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Treasure Coast Community Health Center Pre-application (June 2021); does not expire	1545 9 th ST SW (2005090174)	Two-story 4,640 sq. ft. administration/medical office building expansion	Treasure Coast Community Health Center	Pre-application staff comments sent, awaiting formal submittal.	No
Turtle Creek Preserve PD Pre-application (March 2022); does not expire	3705 13 th ST SW (2000050121)	686 lot planned development (PD)	Lockwood Land Development Group LLC Gulfstream Building Corp	2 nd pre-application withdrawn. Staff awaiting formal submittal based on prior comments sent.	No
Value Store It Major site plan; application expires 3-30-2023	8875 20 th Street (2021100130-92178)	Two story 65,240 sq. ft. self-storage building	Charles Willis (TRS) Value Store It	Technical Review Committee staff comments being finalized; will be sent when complete	No
Vatland Chrysler Dodge Jeep & Ram Pre-application (Nov 2021); does not expire	855 S US Hwy 1 (96060140)	1,911 sq. ft. building addition	Vatland CDJR LLC	Pre-application staff comments sent, awaiting formal submittal.	No
Vero Beach 60 Site Pre-application (Nov 2021); does not expire	2002th Street west of 82 nd Ave (north side) (2003090239)	3-story 33,000 sq. ft. self-storage; a 3,000 sq. ft. fast food restaurant; a 7,000 sq. ft. retail building, and a 8,050 sq. ft. retail building	GBR Bowers Ave Limited Investment Equity Group	Pre-application staff comments sent, awaiting formal submittal.	No
Vero Beach Property Pre-application (Feb 2022); does not expire	2505 90 th Ave (97060004)	Plat over site plan for 33 single-family units, 98 townhome units, and 32 duplex unit for a total of 163 units	60 Ac Vero Beach LLLP Park Square Enterprises	Pre-application staff comments sent, awaiting formal submittal.	No
Vero Car Care Major site plan; application expires 9-15-2021	6366 20 th Street (2017010185-87973)	2,805 sq. ft. automated car wash facility	Mr. & Mrs. Kaser Aaron Wojcieszak	Resubmittal #1 staff comments sent; awaiting response.	No
Vero Fitness Pre-application (Dec 2021); does not expire	1060 6 th Ave (95040054)	After the fact overflow asphalt milling parking area	John Cairns	Pre-application staff comments sent, awaiting formal submittal.	No
Vero Ridge Subdivision Pre-application (Sept 2021); does not expire	1110 8 th Court SW (2019070094)	8 lots	Vero Ridge LLC Stephanie Guzman Keen Engineering Inc	Pre-application staff comments sent. 2 nd pre-application conference required.	No
Vero West Major site plan; application expires 11-9-2022	6205 26 th Street (2008050077-91254)	278 multi-family residential units	Vero West Partners LLC	2 nd round Technical Review Committee staff comments being finalized; will be sent when complete	Maybe

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Vero-Oslo Self Storage Pre-application (Dec 2021); does not expire	605 9 th Street SW (99090059)	Construct approximately 65,340 sq. ft. self-storage facility on 3 acres [includes parcels: 33-39-25-00000-1000-00008.0, 8.1, 9.0 and portion of 10.0]	Estate of Ronald McDougald Vero Beach Holdings 123, LLC	2 nd round pre-application staff comments sent; awaiting formal submittal.	No
Vision Plus Eye Care Pre-application (March 2022); does not expire	145 Vista Royale Sq. (2022030047)	5,255 sq. ft. medical office/clinic	Andrew & Eleanor Van Os Vision Plus/Kris Smith	Pre-application staff comments sent, awaiting formal submittal.	No
VNA of Hospice House Pre-application (Nov 2021); does not expire	901 37 th Street (97030177)	New 2-story +/- 44,000 sq. ft. office building with supporting infrastructure	Indian River County Hospital District VNA Hospice	Pre-application staff comments sent, awaiting formal submittal.	No
Waste Management 77 th Street Pre-application (April 2021); does not expire	4310 77 th Street (2006070097)	16 new truck fueling stations, 16 new car parking spaces, and new stormwater tract	Waste Management	Pre-application staff comments sent, awaiting formal submittal.	No
Wabasso Burger King Pre-application (May 2022); does not expire	8680 US Highway 1 (98050051)	Proposed placement of an ice vending machine in northeast corner of parking lot of vacant Wabasso burger king	Patterson Vero LLC David D'Agostino	Pre-application conference scheduled for May 16, 2022.	No
Whitehouse PD Pre-application (April 2022); does not expire	1035 9 th ST SW (94110156)	Redevelopment of an existing heavy commercial operations for future light industrial operations and a 10-lot single-family planned development	David & Deborah Whitehouse	Pre-application staff comments sent, awaiting formal submittal.	No
Windsor Fitness Center PD Planned Development; application expires 12-21-2022	10915 Highway A1A (2001080111-91532)	Concurrent conceptual PD rezoning & preliminary PD for a private Windsor properties 13,758 sq. ft fitness center; 1,000 sq. ft cabana; 1,000 sq. ft sauna; and 448 sq. ft security station	Windsor Properties	Technical Review Committee staff comments being finalized; will be sent once completed.	Yes
Windsor North Village PD Conceptual PD Special Exception and Preliminary PD; application expires 7-29-2021	3520 N Savannah PL (2001080111-87658) Just east of Jungle Trail	42 residential lots	Windsor Properties	2 nd Round Technical Review Committee staff comments sent; awaiting resubmittal.	Maybe
Wines Vehicle Storage Major site plan; application expires 11-15-2022	3970 Old Dixie Hwy (2021110086-91284)	7,440 sq. ft. warehouse (vehicle storage)	WHPG, Inc.	Technical Review Committee staff comments sent; awaiting resubmittal.	No

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Winter Beach Village PD Pre-application (Jan 2022); does not expire	2905 69 th Street (2003110064)	To determine what departmental requirements are needed to complete the 2005 PD approval requirements (PD-04-08-16/40956)	Winter Beach Village Tseng Group Toll Brothers	Pre-application staff comments sent, awaiting formal submittal.	No